

Kelly, Patrick

From: Kelly, Patrick
Sent: Monday, January 06, 2014 9:09 AM
To: 'Phillip Moss'
Subject: RE: Mckee Road

Philip –

Since we do not have a specific date targeted at this time, we will not continue to a specific date, but re-notice when we have a specific date.

Patrick Kelly AICP

Contract Planner
(408) 535-7858

From: Phillip Moss [mailto:PMoss@vmarch.com]
Sent: Friday, January 03, 2014 9:05 AM
To: Kelly, Patrick
Cc: Vish Agarwal; Hugh Murphy
Subject: Mckee Road

Patrick,

We will need to request a continuance for the January Planning Commission Meeting. Vish Agalwal is out of the country because of a family emergency. We would like to be on the agenda in February meeting.

Thank you,

Phillip Moss, NCARB

Senior Architect

Certified Green Building Adviser

VMI Architecture, Inc.

ABay Area Green Business

637 5th Avenue

San Rafael, CA 94901

(415) 451-2500 ext. 14

(415) 451-2595 fax

www.vmarch.com



Please consider the environment before printing this email

STAFF REPORT

PLANNING COMMISSION

FILE NO.: CP13-033**Submitted:** 5/28/2013**PROJECT DESCRIPTION:**

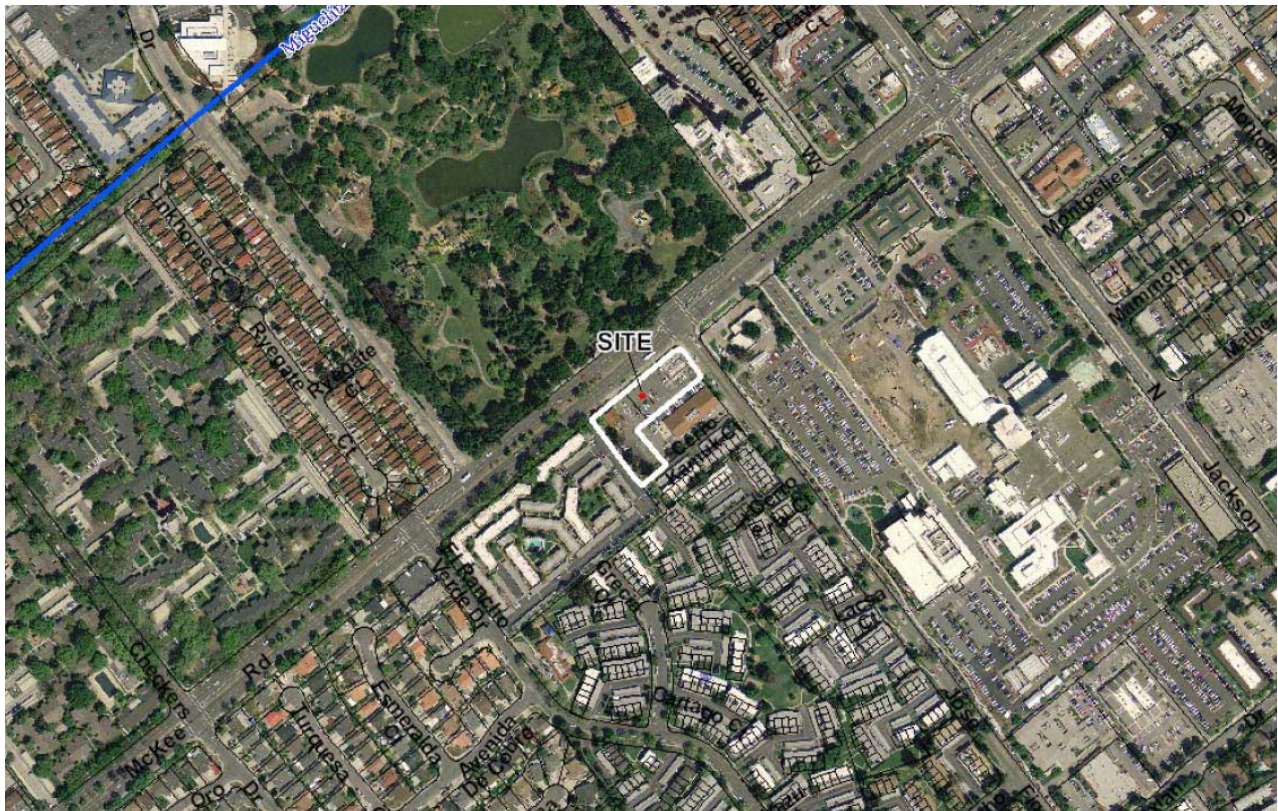
Conditional Use Permit to demolish an existing building and allow construction of two new buildings: 1) a new 1,652 square foot restaurant with drive-through use and 2) a new 2,620 square foot retail building on a 1.13 gross acre site.

Existing Zoning	CN - Neighborhood Commercial
General Plan	Neighborhood/Community Commercial
Council District	5
Annexation Date	McKee No. 1-B, 9/21/1956
Historic Resource	No
Specific Plan	No

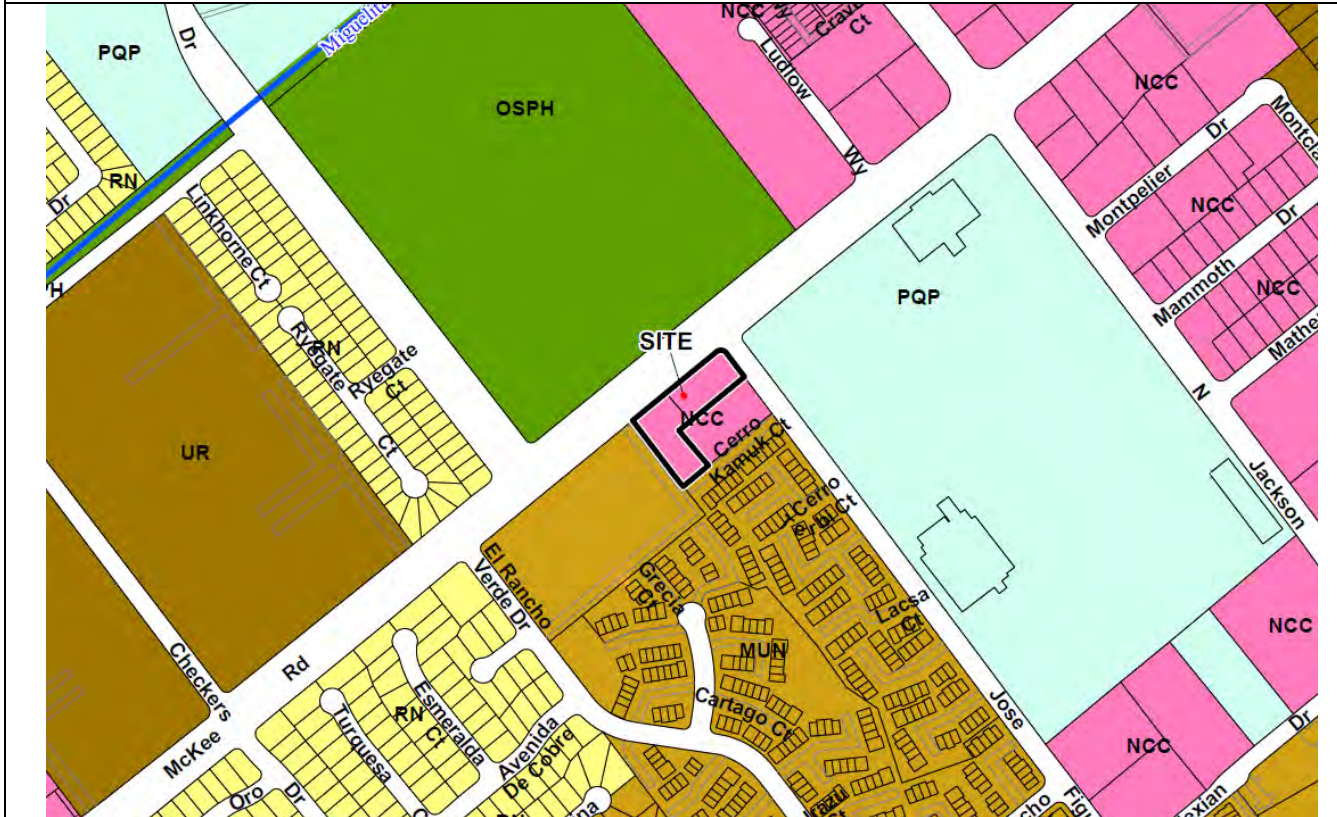
LOCATION: Southwest corner of McKee Road and Jose Figueres Avenue
(2122 McKee Road)

AERIAL MAP

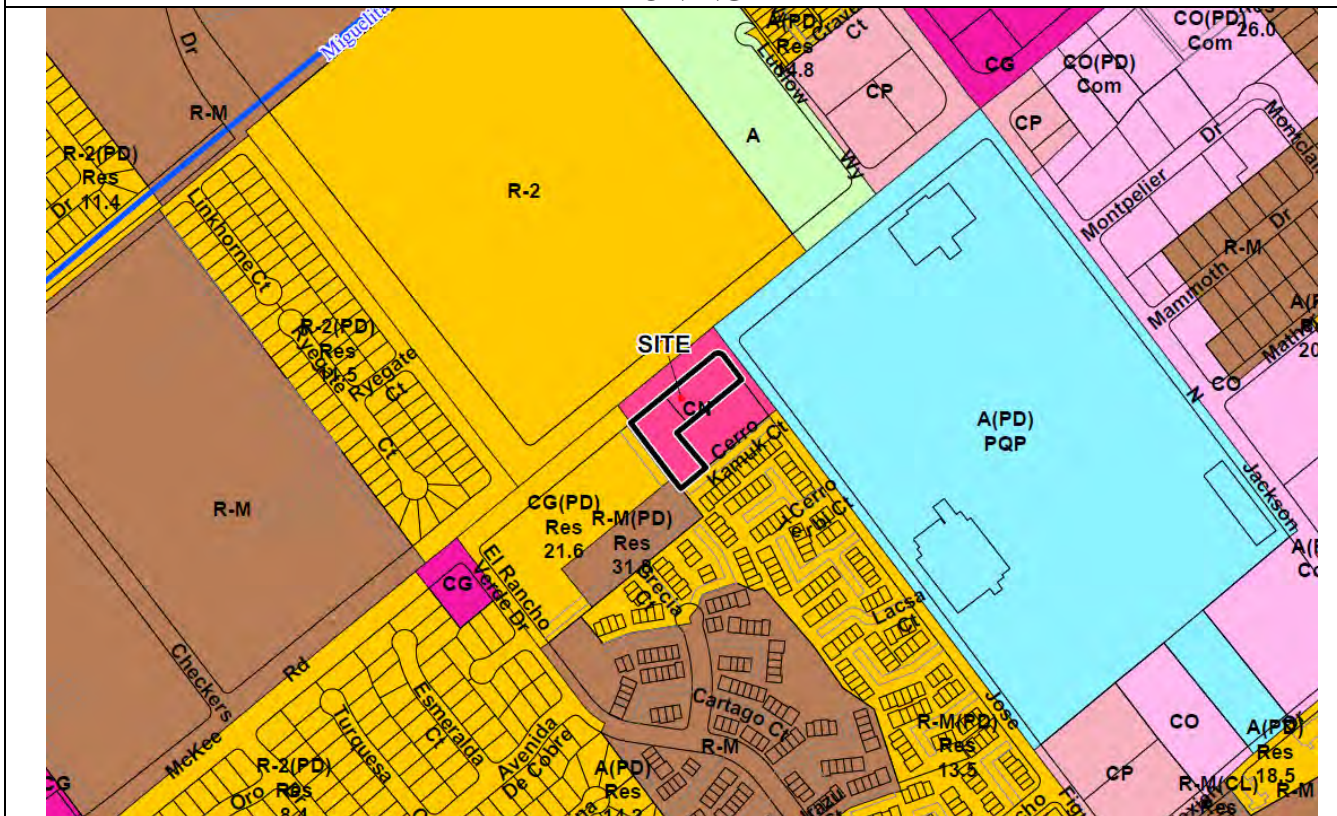
N



GENERAL PLAN



ZONING



RECOMMENDATION

Planning staff recommends that the Planning Commission deny the proposed Conditional Use Permit request to demolish an existing building and allow construction of two new buildings: 1) a new 1,652 square foot restaurant with drive-through use and 2) a new 2,620 square foot retail building on a 1.13 gross acre site, for the following reasons:

1. Although the project conforms to the Envision 2040 General Plan Land Use/ Transportation Diagram designation of Neighborhood/ Community Commercial, the project does not conform to Vibrant Neighborhood Policy VN-1.11.
2. The proposal does not comply with all applicable provisions of the Zoning Ordinance. The proposal is inconsistent with the required Conditional Use Permit findings per Section 20.100.720 of the Title 20 of the San Jose Municipal Code, specifically:
 - a. The proposed drive-through use does not comply with Council Policy 6-10, Criteria for the Review of Drive-Through Uses, as discussed in more detail below. The criteria are intended to avoid detrimental effects to public health, safety or general welfare.
3. The proposal is inconsistent with Council Policy 6-10, Criteria for the Review of Drive-Through Uses, as follows:
 - a. Drive-through uses shall be located 200 feet or more from immediately adjacent or directly opposite residentially used, zoned or General Planned properties. The proposed drive through is located within 122 feet of an adjacent, residentially zoned and developed property to the west.
 - b. Drive-through lanes for restaurants shall accommodate a minimum of 8 cars, with an overflow capacity of 50 percent. The proposed project includes capacity for 8 cars, but with no overflow capacity.

BACKGROUND

On May 28, 2013, Vish Agarwall, owner, filed an application for a Conditional Use Permit (CUP) to demolish an existing building and allow construction of two new buildings, including a new 1,652 square foot restaurant with drive-through use and a new 2,620 square foot retail building on the subject site. The site is located within the CN Commercial Neighborhood Zoning District. A Conditional Use Permit is required for a drive-through use in conjunction with any use in the CN Zoning District.

PROJECT DESCRIPTION

The subject site is bounded by apartments to the west; by apartments and a medical office building to the south; by medical office uses (Regional Medical Center) across Jose Figueres Avenue to the east; and by a public park (Overfelt Gardens) to the north across McKee Road. An existing fast food restaurant to be demolished occupies the northwest corner of the site. This restaurant includes a drive-through that was established without permits, and currently operates without permits. An existing full-service restaurant is also located at the site, at the northeast corner, adjacent the

intersection of McKee Road and Jose Figueres Avenue. Access to the site is provided by two driveways off McKee Road, as well as a shared parking aisle driveway off Jose Figueres Avenue that also serves the existing medical building on a separate property to the south.

1. **Drive-Through Restaurant.** The proposed drive-through restaurant would be situated on the project site between the proposed new retail building to the west and the existing full service restaurant to the east. The building would be set back 27 feet from McKee Road, separated by a 15 foot landscaped area and a proposed 12 foot wide drive-through lane. The building would be 22 feet tall, 67 feet long and 30 feet deep. Exterior materials include plaster walls with metal slat wall accent panels and stackstone trim.

The main pedestrian entrance to the restaurant would be on the south side of the building, facing the parking lot. Vehicles would enter the drive-through lane just south of the building, and place their order at the menu board, shown on the site plan on the left side of car position number four. After ordering, drivers proceed to the pick-up window on the north side of the building, facing McKee Road. The restaurant would be open from 6:00 a.m. until 12:00 midnight.

2. **Retail Building.** The proposed retail building would be located at the west corner of the site, in the location of the existing fast food restaurant to be demolished. The building would be oriented to the east, perpendicular to McKee Road, and facing the proposed drive-through restaurant. A front setback of 15 feet is proposed. No setback is proposed along the rear of the building, which would abut the residential property to the west, along a row of carports associated with the existing apartment buildings. The building would be located approximately 75 feet east from the closest apartment buildings on the residential property. The building would be 82 feet long (facing the parking lot), 32 feet wide (facing McKee Road), and would be 20 feet tall. The architectural design is similar to that of the proposed drive-through restaurant.
3. **Site.** As discussed above, the project site is accessed by two driveways along McKee Road, and by a shared driveway along Jose Figueres Avenue. All required parking for the proposed drive-through restaurant, retail building and existing full-service restaurant is provided on the project site. Parking for the existing medical office on the abutting site sharing the project site driveway will remain. A cross-access agreement is currently recorded on both properties, and would remain in place with the project.

ANALYSIS

As stated above, a Conditional Use Permit (CUP) would be required to operate a drive-through restaurant on the project site. The key issues analyzed for this CUP request include the following: 1) the Envision San José 2040 General Plan; 2) the Zoning Ordinance findings for the granting of a Conditional Use Permit; 3) Council Policy 6-10, Criteria for the Review of Drive-Through Uses; and 4) the California Environmental Quality Act (CEQA).

General Plan Conformance

The site is designated Neighborhood/ Community Commercial on the Envision San José 2040 General Plan Land Use/ Transportation Diagram. The proposed use is partially consistent with this designation in that it involves commercial uses that can promote economic activity and serve the population of the communities in the neighborhood. However, the General Plan discourages uses which may be incompatible with adjacent residential development, per the following policy:

VN-1.11. Protect residential neighborhoods from the encroachment of incompatible activities or land uses which may have a negative impact on the residential living environment.

***Consistency Analysis.** Drive-through uses within 200 feet of abutting residential properties have been deemed inappropriate due to their attendant noise and activity impacts. These impacts typically include noise and emissions from extended engine idling and operation, speaker box noise from the order board, and vehicle emissions. The project would therefore be inconsistent with Policy VN-1.11 of the General Plan.*

Zoning Ordinance Conformance

To approve a Conditional Use Permit the Planning Commission must make certain findings including that the proposed use will not adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area, and that the proposed site is adequate in size and shape to accommodate parking and loading facilities required in order to integrate the use with the uses in the surrounding areas.

***Analysis of Required Findings.** The proposed drive-through use would be inconsistent with Council Policy 6-10, Criteria for the Review of Drive-Through Uses, in that the use would be located within 200 feet of a residentially-zoned and occupied site. As discussed above, drive-through uses are considered inappropriate within this distance due to their attendant noise and activity impacts. The project would therefore adversely affect the peace, health, safety and welfare of persons residing in the area.*

Further, the project does not include adequate drive-through lane stacking (12 spaces required, 8 provided.) As a result, overflow vehicles will block access to required parking stalls adjacent to the drive-through entrance, which cannot be located elsewhere on the site. The proposed site is therefore not adequate in size and shape to accommodate the required development features of the project. Based on the above analysis, staff concludes that the findings necessary to approve the Conditional Use Permit cannot be made.

Council Policy 6-10, Criteria for the Review of Drive-Through Uses

As discussed above, the project is inconsistent with this Council policy, in that the drive-through use is within 200 feet of a residentially-zoned and occupied property, and adequate drive-through lane vehicle stacking is not provided.

Environmental Review (CEQA)

Under the provisions of Section 15332 (a) (In-Fill Development Projects) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is found to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended. This proposal includes redevelopment of the site with two new buildings on a site of five acres or less.

CONCLUSION

Based on the above analysis, staff recommends that the Planning Commission deny this request because the project is inconsistent with the General Plan and Vibrant Neighborhood Policy VN-1.11; all of the required findings for the issuance of a Conditional Use Permit for the drive-through use cannot be made; and the project is inconsistent with Council Policy 6-10, Criteria for the Review of Drive-Through Uses.

PUBLIC OUTREACH/INTEREST

The property owners and occupants within a 500-foot radius were sent public hearing notices for the Planning Commission hearing. This staff report has been posted on the City's web site. Signage has been posted at the site to inform the public about the proposal. Staff has been available to discuss the proposal with interested members of the public.

Project Manager: Patrick Kelly, AICP

Approved by:



Date:

1/25/13

Owner/Applicant	Attachments:
<u>Owner and Applicant:</u> Vish Agarwal 3035 Waverly Street Palo Alto, CA. 94306	Draft Resolution Project Plans

RESOLUTION NO.

A Resolution of the Planning Commission of the City of San José denying a Conditional Use Permit to demolish an existing building and allow construction of two new buildings: 1) a new 1,652 square foot restaurant with drive-through use and 2) a new 2,620 square foot retail building on a 1.13 gross acre site.

FILE NO. CP13-033

WHEREAS, pursuant to the provisions of Chapter 20.100 of Title 20 of the San José Municipal Code, on May 28, 2013, an application (File No. CP13-033) was filed for a Conditional Use Permit to demolish an existing building and allow construction of two new buildings: 1) a new 1,652 square foot restaurant with drive-through use and 2) a new 2,620 square foot retail building on a 1.13 gross acre site (hereinafter referred to as “subject property”), situated in the CN Commercial Neighborhood Zoning District, located on the southwest corner of McKee Road and Jose Figueres Avenue (2122 McKee Road); and

WHEREAS, the subject property is all that real property described in Exhibit "A," which is attached hereto and made a part hereof by this reference as if fully set forth herein; and

WHEREAS, pursuant to and in accordance with Chapter 20.100 of Title 20 of the San José Municipal Code, the Planning Commission conducted a hearing on said application on December 4, 2013, notice of which was duly given; and

WHEREAS, at said hearing, the Planning Commission gave all persons full opportunity to be heard and to present evidence and testimony respecting said matter; and

WHEREAS, at said hearing this Planning Commission received and considered the reports and recommendation of the Director of Planning, Building and Code Enforcement; and

WHEREAS, at said hearing this Planning Commission received in evidence a development plan for the subject property entitled, “New Restaurant and Retail” dated October 31, 2013, and said plan is on file in the Department of Planning, Building and Code Enforcement and is available for inspection by anyone interested herein, and said development plan is incorporated herein by this reference, the same as if it were fully set forth herein; and

WHEREAS, said hearing was conducted in all respects as required by the San Jose Municipal Code and the rules of this Planning Commission;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN JOSE AS FOLLOWS:

After considering evidence presented at the Public Hearing, the Planning Commission finds that the following are the relevant facts regarding this proposed project:

1. The 1.13 gross acre subject site is located on the southwest corner of McKee Road and Jose Figueres Avenue (2122 McKee Road);
2. The subject site has a designation of Neighborhood/ Community Commercial on the Envision San José 2040 General Plan Land Use/Transportation Diagram.
3. The subject site is located within the CN - Commercial Neighborhood Zoning District.
4. This Conditional Use Permit request is to demolish an existing building and allow construction of two new buildings: 1) a new 1,652 square foot restaurant with drive-through use and 2) a new 2,620 square foot retail building on the subject site.
5. The subject site is bounded by apartments to the west; by apartments and a medical office building to the south; by a commercial office across Jose Figueres Avenue to the east; and by a public park (Overfelt Gardens) to the north across McKee Road.
6. The subject site was annexed to the City of San Jose on September 21, 1956 (City Annexation McKee No. 1-B.)
7. The subject use is located within 200 feet of a residentially zoned property.
8. The closest residential parcel to subject drive-through use is 122 feet to the west.
9. The subject site has adequate parking for the proposed use.
10. On-site signage was posted at the project site.
11. Under the provisions of Section 15332(a), In-Fill Development Projects, of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project has been found to be exempt from environmental review.

The Planning Commission finds, based on the analysis of the above facts in regard to Council Policy 6-10, Criteria for the Review of Drive-Through Uses:

1. That the drive-through use is inconsistent with Council Policy 6-10, as the use is within 200 feet of a residentially-zoned and occupied property, and adequate drive-through lane vehicle stacking is not provided.

Further, based on an analysis of the above facts and findings, the Planning Commission concludes and finds that:

1. The proposed project is consistent with the adopted Envision San José 2040 General Plan Land Use/ Transportation Diagram designation of Neighborhood/ Community Commercial; however the project does not conform with Vibrant Neighborhoods Policy VN-1.11.
2. The proposed project does not comply with all applicable provisions of the Zoning Ordinance.
3. The proposed project does not comply with City Council Policy 6-10, Criteria for the Review of Drive-Through Uses.
4. The proposed project is in compliance with the California Environmental Quality Act.

Finally, based upon the above-stated findings, the Planning Commission finds that:

1. The proposed uses at the location requested will:
 - a. Adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area; or
 - b. Impair the utility or value of property of other persons located in the vicinity of the site; or
 - c. Be detrimental to public health, safety or general welfare; and
2. The proposed site is not adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features in this title, or as otherwise required in order to integrate said use with the uses in the surrounding areas; and
3. The proposed site is adequately served:
 - a. By highways or streets of sufficient width and improved as necessary to carry the kind and quality of traffic such use would generate; and
 - b. By other public or private service for facilities as are requested.

Based on all of the above findings for the Conditional Use Permit application, this proposal for a drive-through use is hereby denied.

DENIED this 4th day of December 2013, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

NORMAN KLINE
Chairperson

ATTEST:

JOSEPH HORWEDEL
Director of Planning Building & Code Enforcement
Planning Commission Secretary

NOTICE TO PARTIES

The time within which judicial review must be sought to review this decision is governed by the provisions of the California Code of Civil Procedure Section 1094.6.

[illegible]

SCOPE OF WORK	F
---------------	---



[illegible]

<p>1. <i>Staphylococcus aureus</i></p> <p>2. <i>Staphylococcus aureus</i></p> <p>3. <i>Staphylococcus aureus</i></p> <p>4. <i>Staphylococcus aureus</i></p> <p>5. <i>Staphylococcus aureus</i></p> <p>6. <i>Staphylococcus aureus</i></p> <p>7. <i>Staphylococcus aureus</i></p> <p>8. <i>Staphylococcus aureus</i></p> <p>9. <i>Staphylococcus aureus</i></p> <p>10. <i>Staphylococcus aureus</i></p>	<p>1. <i>Staphylococcus aureus</i></p> <p>2. <i>Staphylococcus aureus</i></p> <p>3. <i>Staphylococcus aureus</i></p> <p>4. <i>Staphylococcus aureus</i></p> <p>5. <i>Staphylococcus aureus</i></p> <p>6. <i>Staphylococcus aureus</i></p> <p>7. <i>Staphylococcus aureus</i></p> <p>8. <i>Staphylococcus aureus</i></p> <p>9. <i>Staphylococcus aureus</i></p> <p>10. <i>Staphylococcus aureus</i></p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

UTILITY CONTACTS	D
------------------	---



033

RECORD DATES	
DD SUBMITTAL	10/31
BLDG. SUBMITTAL	
BID SET	
CONTRACT SET	

CLIENT
VSK GROUP, LLC
3035 WAVERLEY STREET
PALO ALTO, CA 94306
CONTACT: VISH AGARWAL

TITLE SHEET

1.0

W:\Data\Vish Agarwal\1230_Agarwal_SanJose_McKeeRd\02_dd1_current\001_1230_2-0.dwg By: PMOSS Saved on: 10/16/2013 2:54:36 PM

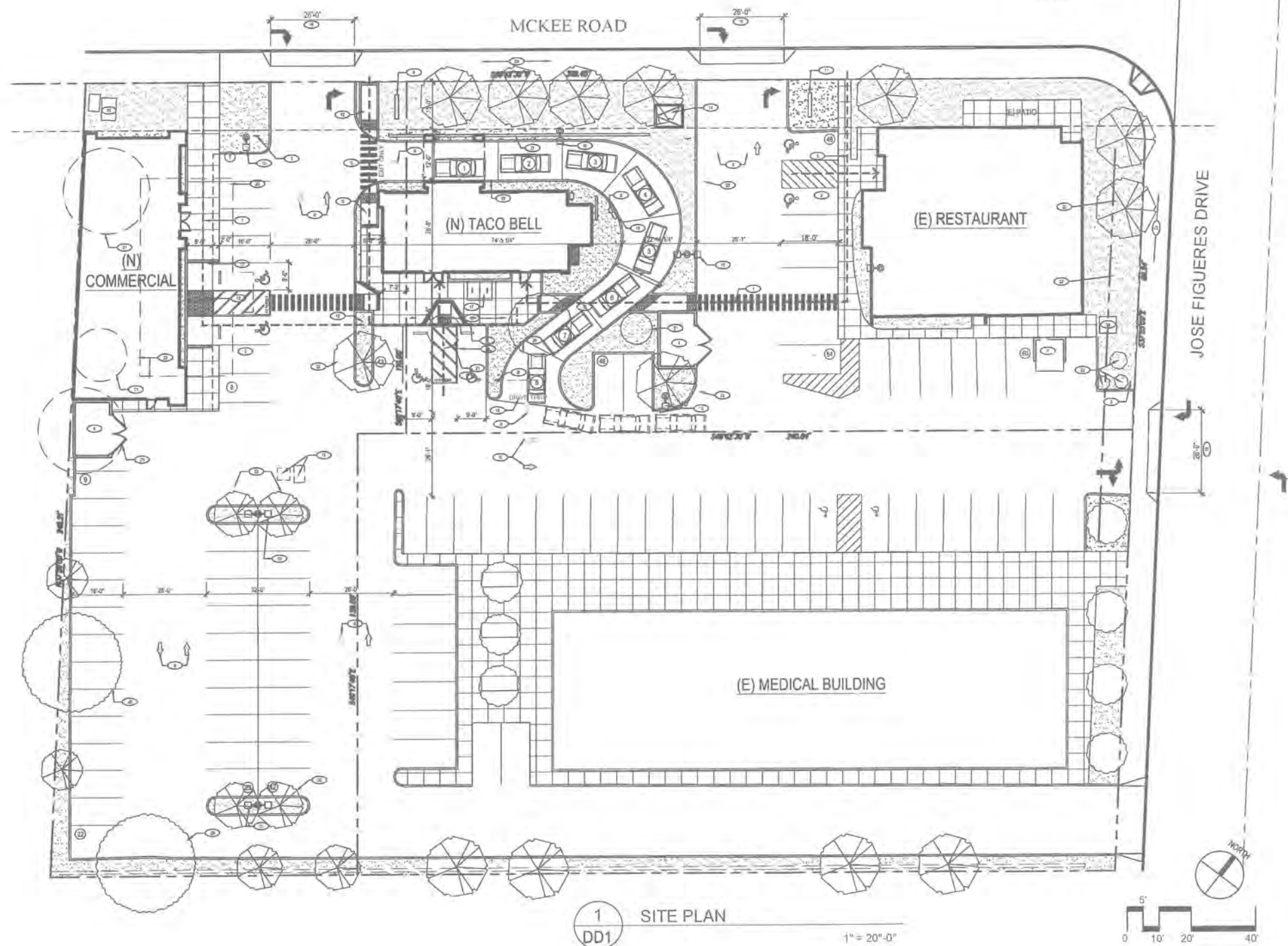
ALL BASIC DESIGN, DIMENSIONS AND NOTATIONS INDICATED IN THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, THE OFFICE AND SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE OFFICE SHALL BE AT THE USER'S RISK. THE USER SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN IN THESE DRAWINGS. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE OFFICE.

KEY NOTES

- ADA ACCESSIBLE PATH OF TRAVEL. CROSS SLOPE ALONG PATH NOT TO EXCEED 1.5% AND SLOPE IN DIRECTION OF TRAVEL NOT TO EXCEED 4.5%. ABRUPT CHANGES IN ELEVATION SHALL BE LIMITED TO 1/2" MAX. G.C. TO RE-GRADE AND/OR PROVIDE CURB RAMPS TO ATTAIN COMPLIANCE IF NECESSARY, VERIFY IN FIELD.
- CONSTRUCT (N) ADA ACCESSIBLE PARKING STALL. 1.5% MAX PAVEMENT SLOPE WITHIN HANDICAP ACCESSIBLE PARKING AREA. REFER TO GRADING PLAN.
- (N) TOW AWAY SIGN (STREET SIDE) PER ADA REQUIREMENTS.
- (N) TRASH ENCLOSURE.
- (E) TRASH ENCLOSURE TO REMAIN.
- (N) MENU BOARD.
- (N) SOFFIT CLEARANCE SIGN.
- PAINTED TRAFFIC ARROWS.
- (H) MONUMENT SIGN.
- (N) SITE LIGHTING.
- (E) MONUMENT SIGN.
- (N) ADA RAMPS.
- SLOPED SIDEWALK 4.5% IN DIRECTION OF TRAVEL.
- (N) TRANSFORMER.
- (E) TRANSFORMER TO REMAIN.
- (E) DRIVEWAY ENTRANCE MODIFY TO MEET CITY STANDARDS.
- (N) BIKE RACK.
- PAINT LETTERS IN 18" HIGH LETTERS WITH TRAFFIC PAINT.
- (N) 6" PIPE BOLLARDS.
- (E) TREES TO REMAIN.
- (E) TREES TO BE REMOVED.
- (N) TREES.
- (E) BUILDING TO BE REMOVED.
- (E) CITY SIDEWALK.
- (E) TRANSFORMER TO BE REMOVED.
- (N) CLEARANCE BAR.
- 36" HIGH MASONRY SCREEN WALL.

KEY TO SHADING

- LANDSCAPED AREAS
- HARDSCAPE AREAS



APPLICANT /DEVELOPER

VSK GROUP LLC
VISH AGARWAL
3035 Waverley Street Palo Alto, CA 94306
Palo Alto, CA 94306
PHONE: (650) 274-2490

PROPERTY OWNER

VSK GROUP LLC
VISH AGARWAL
3035 Waverley Street Palo Alto, CA 94306
Palo Alto, CA 94306
PHONE: (650) 274-2490

ARCHITECT

VMI ARCHITECTURE INC.
CONTACT: PHILLIP MOSS, ARCHITECT
637 5th AVENUE
SAN RAFAEL, CA 94901
PHONE: (415) 451-2500 X 14
FAX: (415) 451-2595
EMAIL: pmoss@vmarch.com

UTILITIES

WATER	SAN JOSE MUNICIPAL
SANITARY SEWER	CITY WATER POLLUTION CONTROL
STORM DRAINAGE	CITY OF SAN JOSE
FIRE	CITY OF SAN JOSE
POLICE	CITY OF SAN JOSE
GAS	PG&E
ELECTRIC	PG&E
TELEPHONE	AT&T
SCHOOL DISTRICT	EAST SIDE UNION HIGH SCHOOL
	EVERGREEN ELEMENTARY

PARKING DATA

REQUIRED:

TACO BELL: 1 STALL PER 2.5 SEATS (28/2.5) = 11 STALLS
RESTAURANT: 1 STALL PER 2.5 SEATS (86/2.5) = 34 STALLS
COMMERCIAL: 1 STALL PER 200 SF (2,823 / 200) = 13 STALLS

PROVIDED

STANDARD =	33 SPACES	
COMPACT =	20 SPACES	
DISABLED =	5 SPACES	
ENERGY EFFICIENT VEHICLE =	2 SPACE	
TOTAL PARKING PROVIDED:		60
DRIVE THRU STACKING:	8 SPACES	

BUILDING DATA

EXISTING RESTAURANT:	3,873 S.F.	
(N) TACO BELL:	1,652 S.F.	(E) TACO BELL: 1,862 SF
(N) COMMERCIAL:	2,620 S.F.	
TOTAL:	8,145 S.F.	

COVERAGE:	16.6%
BUILDING TYPE:	TYPE V-B, WOOD FRAME, STUCCO

LOT DATA

A.P.N.:	481-05-017 & 481-05-024 & 481-05-037
ZONED:	CN COMMERCIAL NEIGHBORHOOD
LOT AREA:	48,988 SF (1.13 ACRES)
LANDSCAPE:	7,076 (17.2%)

LIST OF DRAWINGS

DD-1.0	SITE PLAN/PROJECT DATA/VICINITY MAP
DD-2.0	FLOOR PLAN
DD-3.0	EXTERIOR ELEVATIONS
DD-3.1	EXTERIOR ELEVATIONS



VMI architecture
Design · Planning · Interiors
637 5th Avenue, San Rafael, CA 94901
415-451-2500 · 415-451-2595 fax
www.vmach.com

VMI JOB NUMBER
1230

RECORD DATES

DD SUBMITTAL	10/9
BLOG SUBMITTAL	
BID SET	
CONTRACT SET	

REVISIONS

NO.	DESCRIPTION	DATE

CLIENT

VSK GROUP, LLC
3035 WAVERLEY STREET
PALO ALTO, CA 94306
CONTACT: VISH AGARWAL

PROJECT

NEW RESTAURANT/ RETAIL
2122 MCKEE ROAD
SAN JOSE, CA 95116
APN # 0481-05-024

SITE PLAN, VICINITY MAP
& PROJECT DATA

2.0



ND



Figure 1



SCALE: 1" = 20'



PRELIMINARY GRADING & DRAINAGE PLAN



VMI JOB NUMBER
1230



RECORD DATES

DD SUBMITTAL
BLDG. SUBMITTAL
BID SET
CONTRACT SET

REVISIONS

Δ^+	-
Δ^-	-
Δ^0	-
Δ^+	-
Δ^-	-
Δ^0	-
Δ^+	-
Δ^-	-

CLIENT
VSK GROUP, LLC
3035 WAVERLEY STREET
PALO ALTO, CA 94306
CONTACT: VISH AGARWAL

PROJECT
NEW RESTAURANT/ RETAIL
2122 McKEE ROAD
SAN JOSE, CA 95116
APN # 0481 - 05 - 024

PRELIMINARY
GRADING & DRAINAGE
PLAN

3

T:\2013_JOBS\13M032-TB - 2122 McKee Road, San Jose\Civil\preliminary\13M032_3.dwg By: ALLANS Saved on: 11/19/2013 11:10:52 AM

T:\2013_JOBS\13M032-TB - 2122 McKee Road, San Jose\California\13M032_3a.dwg By: ALLIANS Saved on 11/19/2013 11:11:25 AM

ALL SHOWN ARE PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL AGENCIES. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL AGENCIES. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL AGENCIES.

LOCATION: WEST SIDE OF MCKEE ROAD
ELEVATION: 96.11
RETAIL BLDG. FT. : 97.38
MCKEE BLDG. FT. : 97.42

17 OVERLAND RELEASE

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE			
a. Project Phase Number (N/A, 1, 2, 3, 4, 5)	N/A	b. Final Site (acres)	1.17
c. Total Site Existing Impervious Surfaces (square feet)	2,124,500	d. Total Area of Site Disturbed (acres)	0.74
e. Impervious Surfaces			
Roof Areas	2,124,500	Replaced	1,170
Paving	1,170	Replaced	1,170
Driveways, Patios, Terraces, etc.	4,900	Replaced	30
Stairs (public) (4" x 4" x 4")	500	Replaced	30
Stairs (private)	500	Replaced	30
Total Impervious Surfaces	4,194,400	Replaced	1,360
f. Pervious Surfaces			
Unpaved Areas	500	Replaced	2,124,500
Permeable Paving	500	Replaced	2,124,500
Other Pervious Surfaces (grass, soil, etc.)	500	Replaced	2,124,500
Total Pervious Surfaces	1,500	Replaced	4,194,400
g. Total Proposed Replaced + New Impervious Surfaces (a.d. + f.h.)			
h. Total Proposed Replaced + New Pervious Surfaces (f.i. + E.h.)			
i. Percent of Replacement of Impervious Area in redevelopment projects (h.i. x 100) = (C.D. - A.D. x 100) = (C.D. - A.D. x 100)			
Table Footnote: Proposed Impervious Surfaces: All impervious surfaces added to the site (this does not pertain to existing impervious surfaces). Proposed New Impervious Surfaces: All impervious surfaces added to the site (this does not pertain to existing impervious surfaces).			

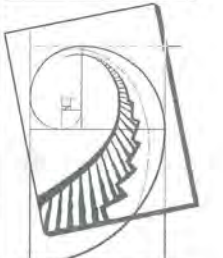
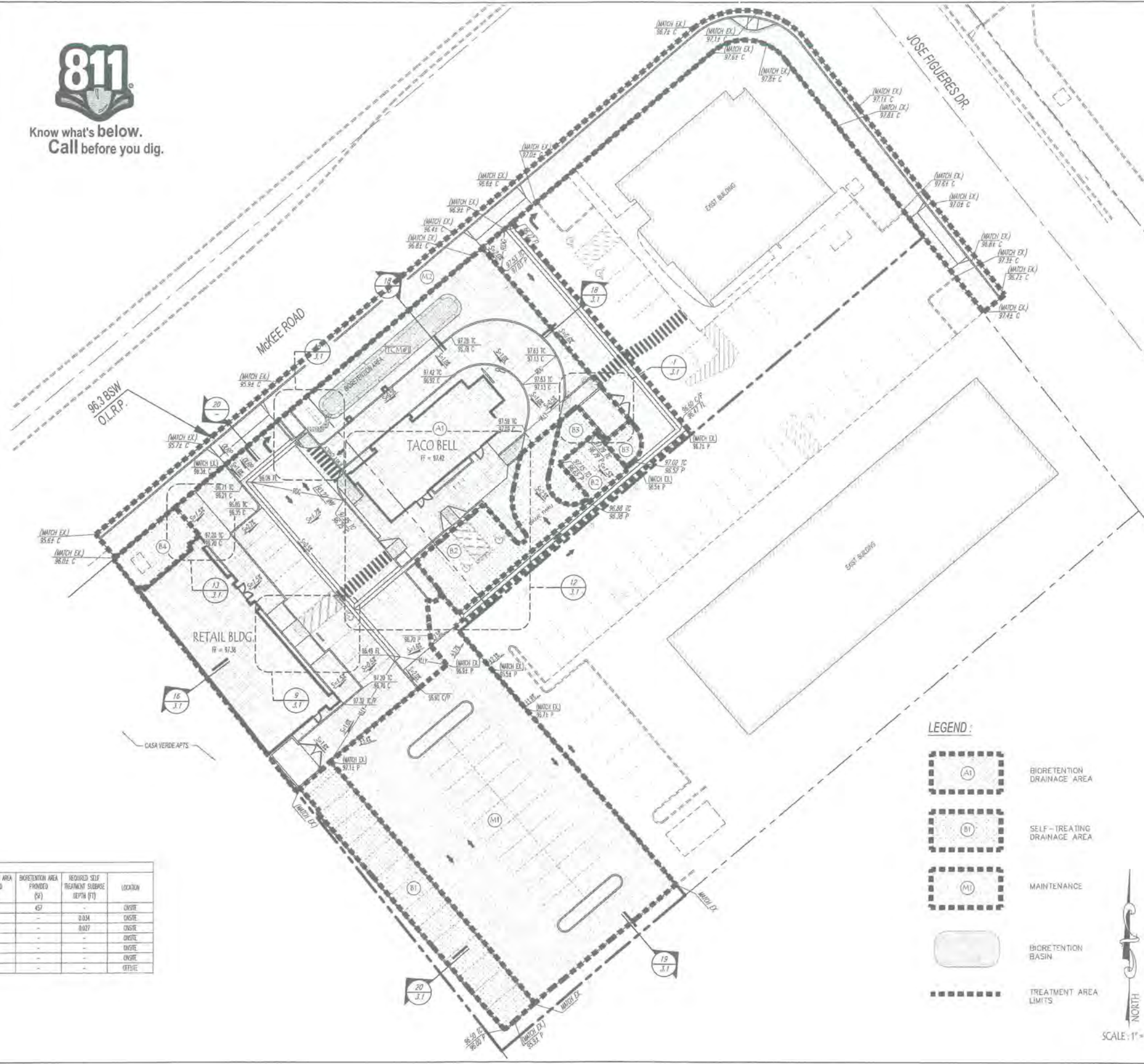
18 PROJECT DATA

PERMANENT CONTROL SUMMARY TABLE							
AREA	ROW	TYPE	DRAINAGE AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	BIORETENTION AREA REQUIRED (SF)	LOCATION
A1	1	BIORETENTION *	17,805	10,500	7,305	423	ON SITE
B1	-	SELF-TREATMENT **	2,050	0	2,050	-	ON SITE
B2	-	SELF-TREATMENT **	1,992	0	1,992	-	ON SITE
B3	-	SELF-TREATMENT **	513	0	513	-	ON SITE
B4	-	SELF-TREATMENT **	527	0	527	-	ON SITE
M1	-	MAINTENANCE	11,464	11,464	0	-	ON SITE
M2	-	MAINTENANCE	5,668	5,668	0	-	OFF SITE

* BIORETENTION REQUIRED AREA BASED ON 4% METHOD (IMPERVIOUS AREA x 0.04)
** REMOVABLE PHASE



Know what's below.
Call before you dig.



VM architecture
Design - Planning - Interiors
637 5th Avenue San Rafael, CA 94901
415-451-2600 415-451-5595 fax
www.vmach.com

VM JOB NUMBER
1230



skw associates
architecture • engineering • surveying
225 S. Bascom Avenue, Suite 300, Palo Alto, CA 94301
DATE: 11/20/13
JOB NO: 550002

RECORD DATES
00 SUBMITTAL
BID SUBMITTAL
BID SET
CONTRACT SET

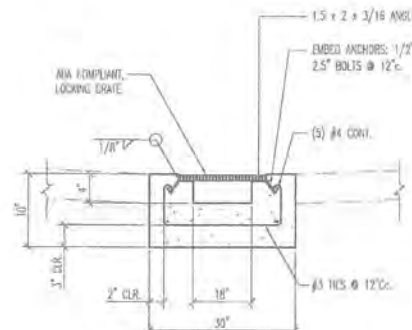
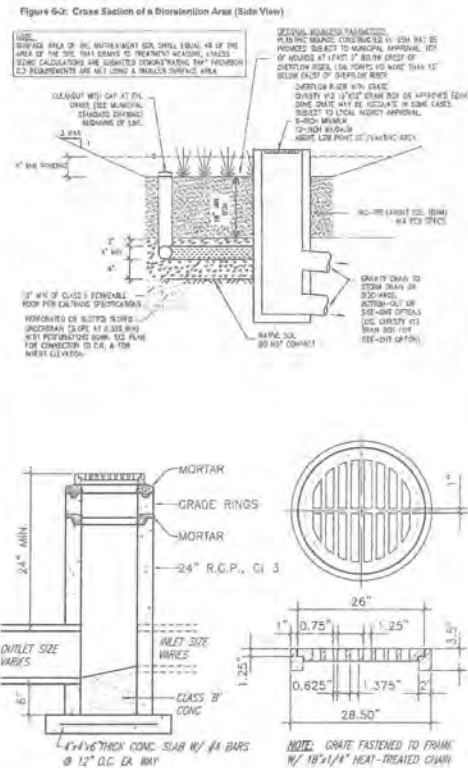
REVISIONS	
1	REVISION
2	REVISION
3	REVISION
4	REVISION
5	REVISION
6	REVISION
7	REVISION
8	REVISION
9	REVISION
10	REVISION

CLIENT
VSK GROUP, LLC
3035 WAVERLEY STREET
PALO ALTO, CA 94301
CONTACT: VISH AGARWAL

PROJECT
NEW RESTAURANT/ RETAIL
2122 MCKEE ROAD
SAN JOSE, CA 95116
APN # 0481-06-024

PRELIMINARY
STORM WATER
CONTROL PLAN

3a



- * The Summary of Inspections & Maintenance table (below) shall be completed with each inspection, for inclusion with the annual report.

2 BIORETENTION BASIN MAINTENANCE

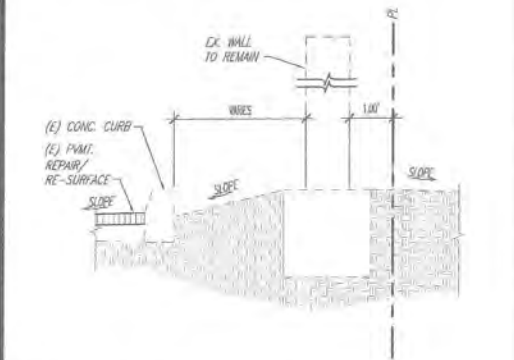
(5) Qualifications of laboratory(s), and personnel including date of current certification by STA, ASTM, or approved equal

[illegible]

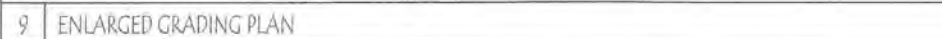
Sieve Size	Percent Passing (by weight)	
	<i>Min</i>	<i>Max</i>
1/2 inch	97	100
No. 200	2	5

20 BIORETENTION BASIN - SOIL SPECIFICATION

18 SECTION @ DRIVE-THRU. SCALE: 1/4" = 1'



19 SECTION @ S.E. PROPERTY LINE SCALE 1"=42'



VMI JOB NUMBER
1230



skw  associates

architecture • engineering • surveying

257 West 10th, Suite 200 • 662 • 741-0255 • 662 • 741-0256 • FAX 662-741-0257

100 NO. 1500 E.

DATE: 11/20/05

RECORD DATES	
DD SUBMITTAL	
BLDG. SUBMITTAL	
BID SET	
CONTRACT SET	

[illegible]

CLIENT
VSK GROUP, LLC
3035 WAVERLEY STREET
PALO ALTO, CA 94306
CONTACT: VISH AGARWAL

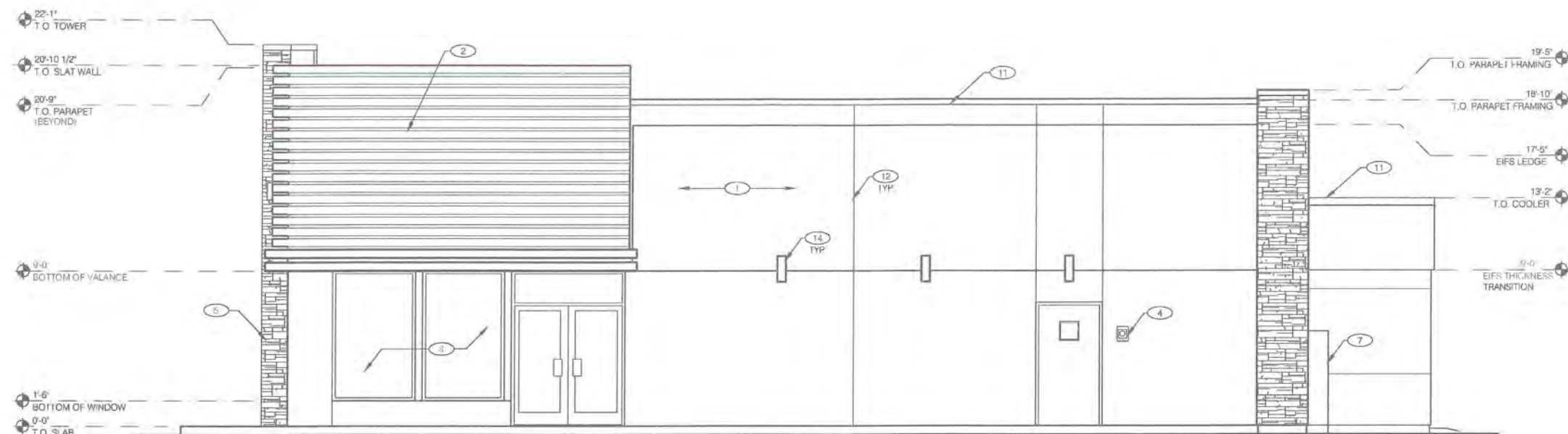
PROJECT
NEW RESTAURANT/RETAIL
2122 McKEE ROAD
SAN JOSE, CA 95116
APN # 0481 - 05 - 024

PRELIMINARY
ENLARGED GRADING
PLAN

3.1



VMI JOB NUMBER
1230



EAST ELEVATION	1/4" = 15'-0"	A
-----------------------	---------------	----------

- 1 EXTERIOR CEMENT PLASTER FINISH
- 2 METAL FLAT WALL
- 3 STOREFRONT GLASS
- 4 COP FILLER VALVE & COVER
- 5 STONE
- 6 STEEL BOLLARD
- 7 ELECTRICAL SWITCHGEAR EQUIPMENT
- 8 STONE WALL
- 9 GAS METER. DO NOT PAINT METER
- 10 DAYLIGHT ROOF DRAIN THROUGH CURB
- 11 CAP PLUSHING
- 12 CONTROL JOINT IN STUCCO
- 13 FASCIA
- 14 WALL SCIENCE

NOT USED	NTS	G
-----------------	-----	----------

NOT USED	NTS	E
-----------------	------------	----------

NOT USED	HTS	C
-----------------	-----	----------

NOT USED	F
----------	---

NOT USED	D
----------	---

KEY NOTES	B
------------------	----------

RECORD DATES	
DD SUBMITTAL	10/31/11
BLDG. SUBMITTAL	
BID SET	
CONTRACT SET	

REVISIONS

CLIENT
VSK GROUP, LLC
3035 WAVERLEY STREET
PALO ALTO, CA 94308
CONTACT: VISH AGARWAL

PROJECT
NEW RESTAURANT/ RETAIL
2122 McKEE ROAD
SAN JOSE, CA 95116
APN # 0481 - 05 - 024

EXTERIOR
ELEVATION

4.0

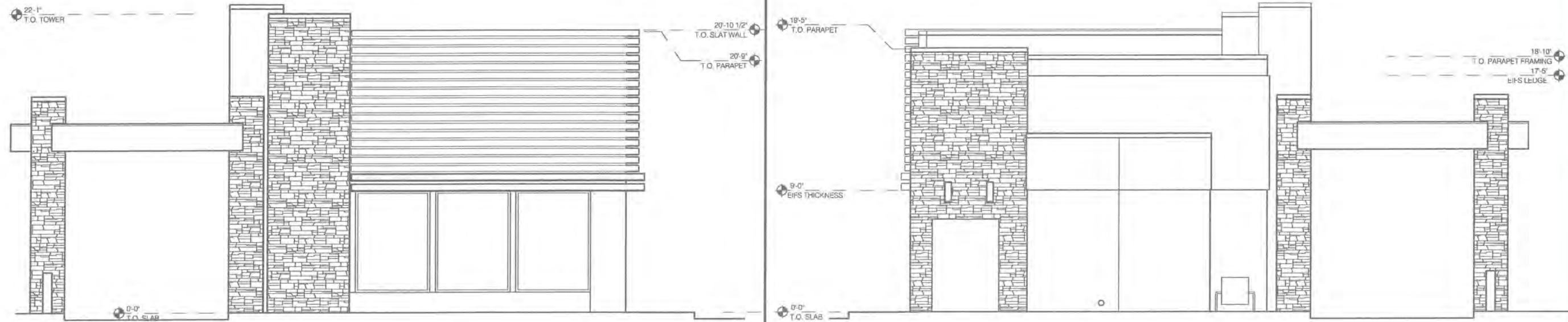
W:\Data\Vish Agarwal\1230_Agarwal_SanJose_McKeeRd\02_idb_current\001_1230_4-1.dwg By: TFRIDJOO Saved on: 10/31/2013 10:45:22 AM

THIS DRAWING IS THE PROPERTY OF VMI ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF VMI ARCHITECTURE. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF VMI ARCHITECTURE IS STRICTLY PROHIBITED. VMI ARCHITECTURE SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE CLIENT MUST BE ADVISED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. BID DETAILS OF MATERIALS AND CONDITIONS MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION OR INSTALLATION. SEE SHEET A3.1 FOR KEYNOTES.



SEE SHEET A3.1 FOR KEYNOTES

WEST ELEVATION 1/8" = 1'-0" A



NORTH ELEVATION 1/8" = 1'-0" B

SOUTH ELEVATION 1/8" = 1'-0" C



VMI architecture
Design • Planning • Interiors
637 5th Avenue San Rafael, CA 94901
415-451-2500 415-451-2595 fax
www.vmiarch.com

VMI JOB NUMBER
1230

RECORD DATES

DO SUBMITTAL 10/31
BLDG. SUBMITTAL
BIO SET
CONTRACT SET

REVISIONS

CLIENT
VSK GROUP, LLC
3035 WAVERLEY STREET
PALO ALTO, CA 94306
CONTACT: VISH AGARWAL

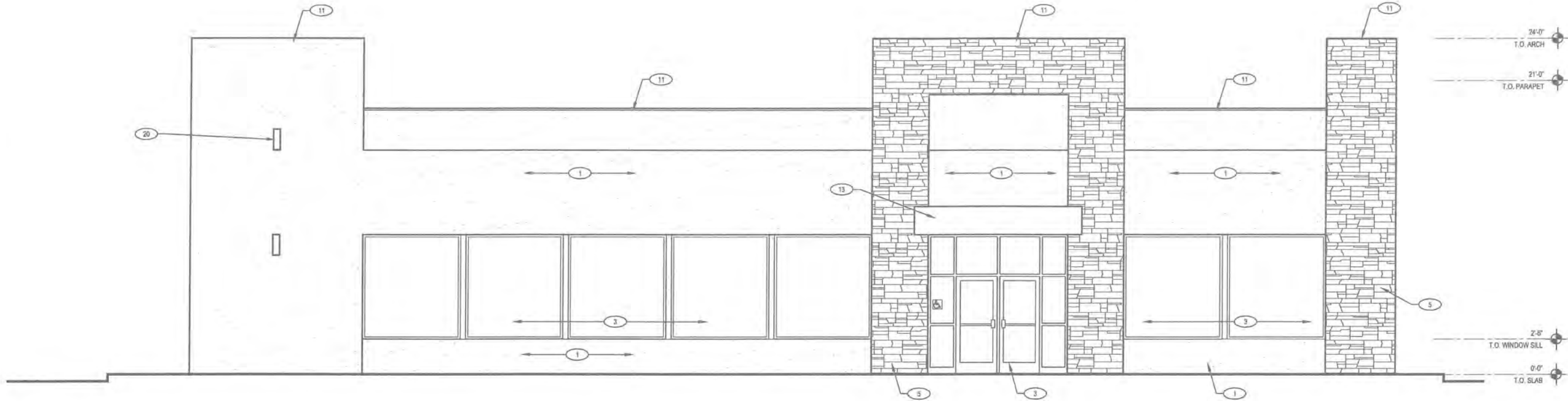
PROJECT
NEW RESTAURANT/ RETAIL
2122 MCKEE ROAD
SAN JOSE, CA 95116
APN # 0481 - 05 - 024

EXTERIOR
ELEVATIONS

4.1

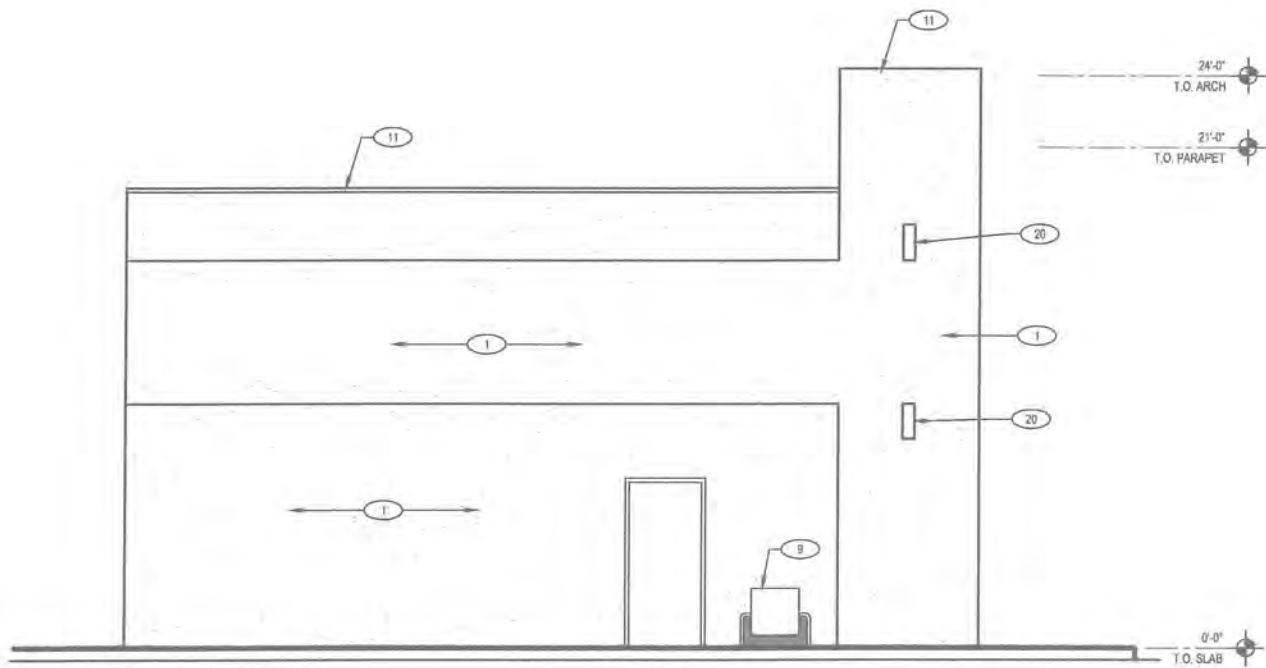
W:\Data\Vish Agarwal\1220_Agarwal_San Jose_McKeeRd02_dtl_current\031_1220_4.2.dwg By: PNCSS Saved on: 7/31/2013 8:09:50 AM

THIS DOCUMENT IS THE PROPERTY OF VMI ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF VMI ARCHITECTURE. VMI ARCHITECTURE SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN IN THESE DRAWINGS. SHOP DETAILS OF ADOQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION OF THESE DETAILS.

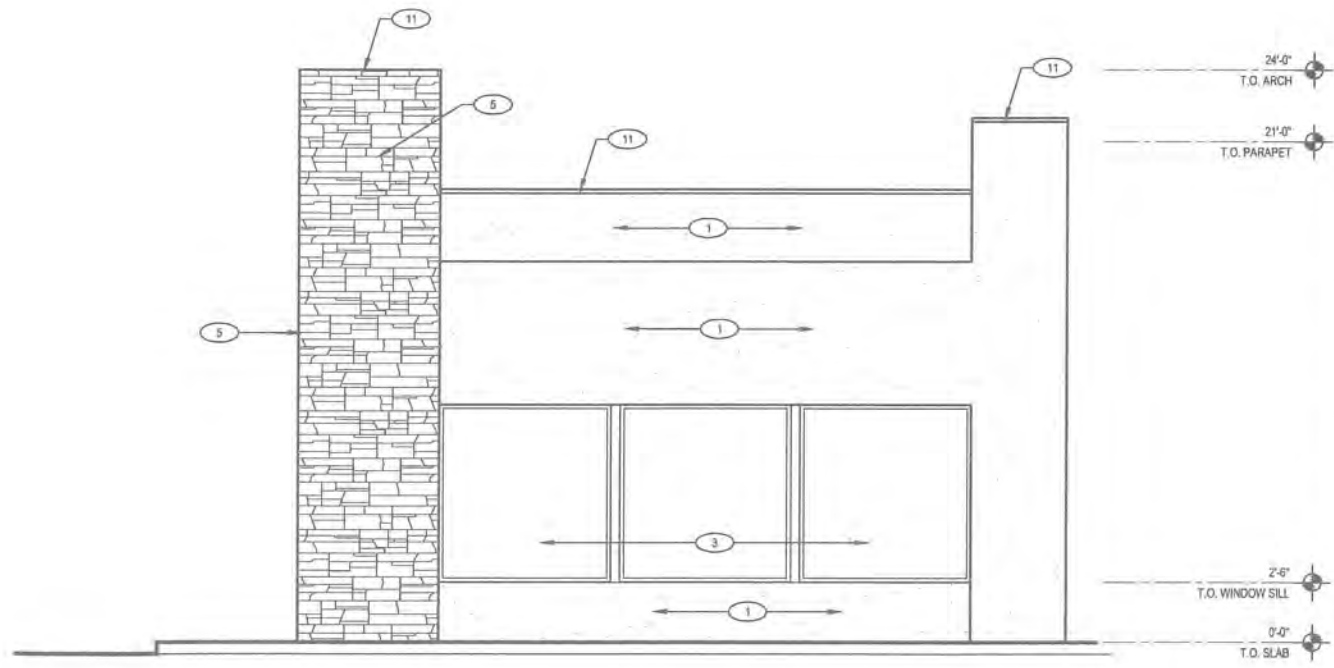


SEE SHEET A3.0 FOR KEYNOTES

EAST ELEVATION 1/8" = 1'-0" A



SOUTH ELEVATION 1/8" = 1'-0" C



NORTH ELEVATION 1/8" = 1'-0" B



VMI architecture
Design · Planning · Interiors
637 5th Avenue San Rafael, CA 94901
415-451-2500 415-451-2595 fax
www.vmiarch.com

VMI JOB NUMBER
1230

RECORD DATES

DO SUBMITTAL 10/31
BLDG. SUBMITTAL
BID SET
CONTRACT SET

REVISIONS

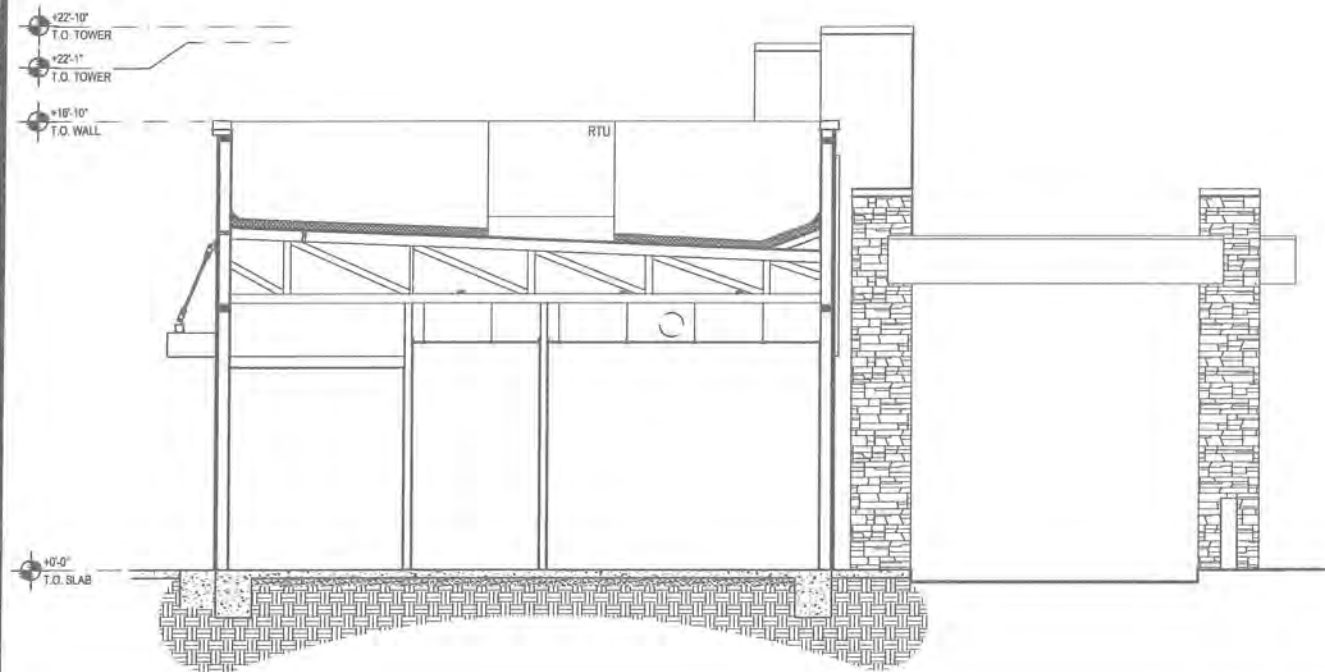
CLIENT
VSK GROUP, LLC
3035 WAVERLEY STREET
PALO ALTO, CA 94306
CONTACT: VISH AGARWAL

PROJECT
NEW RESTAURANT/ RETAIL
2122 MCKEE ROAD
SAN JOSE, CA 95116
APN # 0481 - 05 - 024

RETAIL EXTERIOR
ELEVATIONS

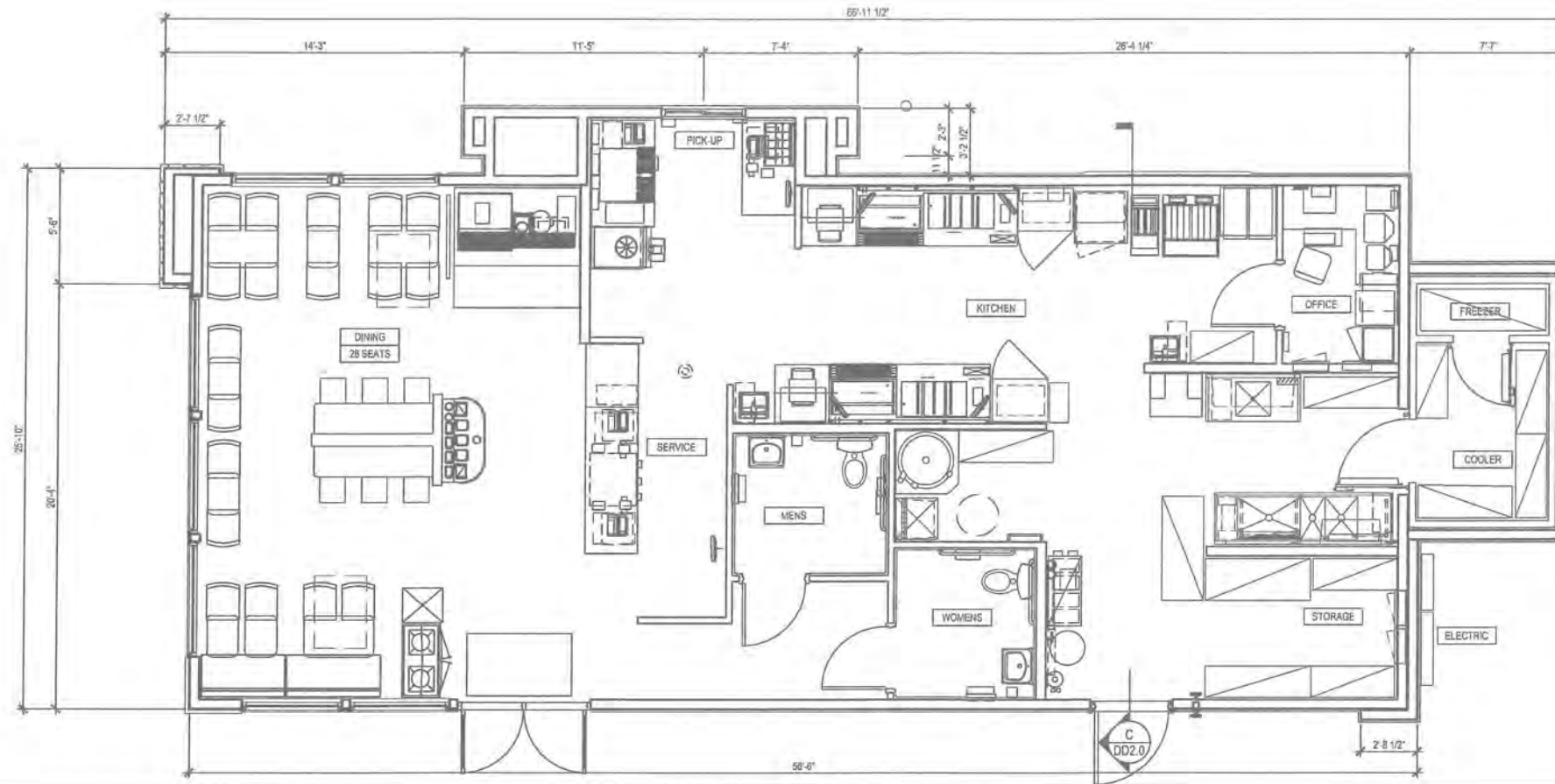
4.2

W:\Data\A\A\Agarwal\1230_Agarwal_SanJose_McKeeRd02.dwg By: P:\MOSS Saved on: 7/31/2013 8:39:54 AM
ALL RIGHTS RESERVED. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF VMI ARCHITECTURE. THIS DRAWING IS THE PROPERTY OF VMI ARCHITECTURE AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY OTHER USE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF VMI ARCHITECTURE IS STRICTLY PROHIBITED. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF VMI ARCHITECTURE. THIS DRAWING IS THE PROPERTY OF VMI ARCHITECTURE AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY OTHER USE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF VMI ARCHITECTURE IS STRICTLY PROHIBITED.



SECTION

C

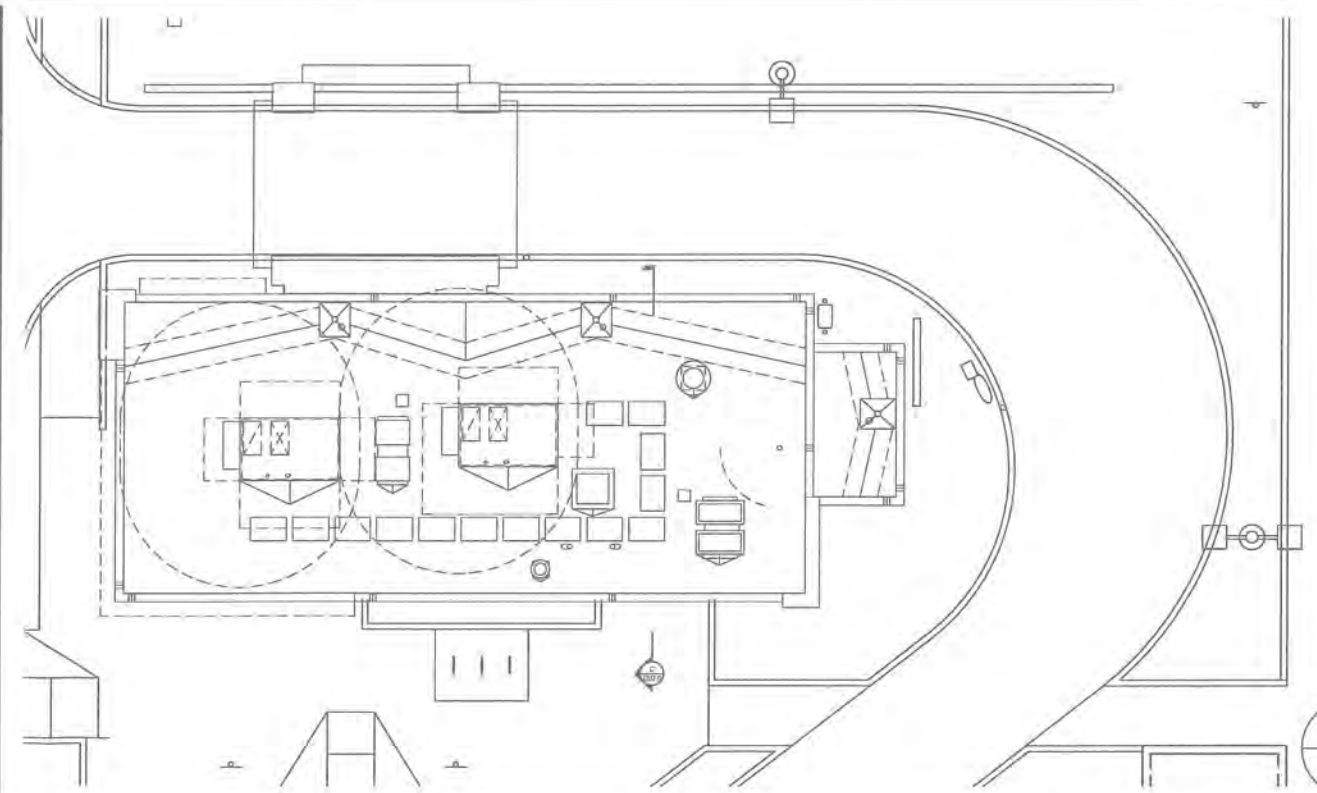


SEATING
6 X 1 = 6
2 X 3 = 6
4 X 4 = 16
28



FLOOR PLAN 1/4" = 1'-0"

A



ROOF PLAN 1/8" = 1'-0"

B



VMI architecture
Design · Planning · Interiors
637 5th Avenue San Rafael, CA 94901
415-451-2500 415-451-2595 fax
www.vimarch.com

VMI JOB NUMBER
1230

RECORD DATES
DO SUBMITTAL 10/31
BLDG. SUBMITTAL
BID SET
CONTRACT SET

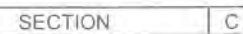
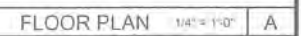
REVISIONS

CLIENT
VSK GROUP, LLC
3035 WAVERLEY STREET
PALO ALTO, CA 94306
CONTACT: VISH AGARWAL

PROJECT
NEW RESTAURANT/ RETAI
2122 MCKEE ROAD
SAN JOSE, CA 95116
APN # 0451 - 05 - 024

FLOOR PLAN, ROOF
PLAN, SECTION

5.0



RECORD DATES	
PROPOSAL SUBMITTAL	10/31
FINAL SUBMITTAL	
AD SET	
CONTRACT SET	

CLIENT
VSK GROUP, LLC
3035 WAVERLEY STREET
PALO ALTO, CA 94306
CONTACT: VISH AGARWAL

PROJECT
NEW RESTAURANT/RETAIL
2122 MCKEE ROAD
SAN JOSE, CA 95116
APN # 0451-05-024

5.1



W:\Data\Ish Agarwal\1230_Agarwal_Sanjose_McKeeRd\02_dd_current\037_1230_6-1.dwg By: PIMOSS Saved on 9/12/2013 9:44:11 AM

- 8) MAINTENANCE 90 DAYS AFTER FINAL ACCEPTANCE BY OWNER/REPRESENTATIVE.
- 9) PLANT AND PLANTING GUARANTEE: GROUND COVER: ONE (1) YEAR.
SHRUBS: ONE (1) YEAR.
TREES: ONE (1) YEAR.
- 10) ALL PLANTED AREAS SHALL BE KEPT WEED-FREE DURING 90 DAY MAINTENANCE PERIOD.
- 11) ALL ANNUAL COLOR FLOWER BEDS SHALL HAVE THE TOP 8" (INCHES) OF SOIL REMOVED AND REPLACED WITH 50% SANDY LOAM MIX & 50% NATIVE SOIL, ROTOTILLED TOGETHER.
- 12) ALL ANNUAL COLOR AREAS SHALL BE REPLACED EVERY 90-100 DAYS.
- 13) HDR - DENOTES HEADER BOARD (SEE DETAIL SHL-7.1.)
- 14) VISQUEEN, SHEET PLASTIC AND OTHER NON-POROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH.
- 15) NO PLANT SUBSTITUTIONS ALLOWED UNLESS AUTHORIZED BY LANDSCAPE DESIGNER.
- 16) ALIGN TREES WITH PAINTED PARKING STRIPES WHERE APPLICABLE.
- 17) LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE DESIGNER ONE (1) WEEK PRIOR TO COMPLETION IN ORDER TO SCHEDULE LANDSCAPE AND IRRIGATION INSPECTION.
- 18) APPLY PRE-EMERGENT WEED KILLER PRIOR TO INSTALLATION OF PRO-CHIP RECYCLED MULCH IN ALL SHRUB AREAS. INSTALL IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS.
- 19) ALL LAWN AREAS SHALL HAVE ROCKS 2" OR GREATER IN DIAMETER REMOVED.
- 20) ALL LAWN AREAS SHALL BE MOWED ONCE A WEEK DURING 90 DAY MAINTENANCE PERIOD.
- 21) ALL TREES PLANTED IN LAWN AREAS SHALL HAVE AN 18" DIAMETER AREA FREE OF LAWN AROUND TREE TRUNK.
- 22) ALL PODOCARPUS SHRUBS SHALL BE SINGLE STAKED WITH 1 - 2" LODGEPOLE PINE STAKE & 2 - RUBBER TREE TIES (SEE TREE STAKING DETAIL.)
- 23) (E) - DENOTES EXISTING.
- 24) (N) - DENOTES NEW.
- 25) (TYP) - DENOTES TYPICAL.
- 26) (D.S.) - DENOTES DIRECTION SIGN.

- 1) ALL LANDSCAPE AREAS SHALL BE KEPT WEED FREE BY EITHER HAND PULLING OR A COMBINATION OF POST EMERGENT & PRE EMERGENT HERBICIDES. POST EMERGENT — ROUND UP, PRE-EMERGENT — CHIFCO RONSTAR/SURFLAN, OR APPROVED EQUAL.
- 2) ALL LAWN AREAS SHALL BE MOWED ONCE A WEEK DURING GROWING SEASON.
- 3) FERTILIZING SHALL BE DONE AS FOLLOWS:
ALL PLANTING AREAS ONCE PER YEAR,
ALL LAWN AREAS TWICE PER YEAR.
- 4) AERATING AND DETHATCHING AS NECESSARY TO PROVIDE OPTIMUM GROWING ENVIRONMENT. MOW ALL LAWNS AT A MINIMUM 2" HEIGHT.
- 5) REPLACE ALL ANNUAL COLOR AREAS EVERY 90-120 DAYS AS NECESSARY. 4" POTS @ 8" ON-CENTER.
- 6) PRUNE ALL DECIDUOUS TREES AND SHRUBS DURING DORMANT SEASON. PRUNE AND THIN ALL EVERGREEN TREES AND SHRUBS DURING GROWING SEASON.
- 7) PRUNING AND THINNING OF TREES SHALL BE DONE BY CUTTING SELECTIVE BRANCHES AND NOT TOPPING OR SHEARING THE TREE.
- 8) KEEP GROUND COVER 6" AWAY FROM ALL SHRUBS AND TREE TRUNKS BY HAND PULLING OR APPLICATION OF ROUND-UP.
- 9) ALL HERBICIDES SHALL BE MIXED AND APPLIED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND GUIDELINES.
- 10) ALL HERBICIDES SHALL BE APPLIED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.
- 11) FERTILIZE IN FALL AND SPRING WITH A BALANCED FERTILIZER, SUCH AS 16-16-16 IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
- 12) ALL TREES IN LAWN AREA SHALL HAVE AN 18" DIA. AREA FREE OF LAWN AROUND TREE TRUNKS. SPRAY POST EMERGENT HERBICIDE OR HAND PULL.



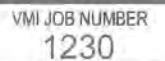
-

1. A COMPLETE AUTOMATIC SPRINKLER SYSTEM WITH AN AUTOMATIC ON/OFF MECHANISM SHALL BE INSTALLED AND MAINTAINED WITHIN ALL LANDSCAPE AREAS.
2. THIS SYSTEM SHALL UTILIZE A REDUCE PRESSURE BACKFLOW PREVENTER.
3. LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY, WEED-FREE CONDITION AT ALL TIMES. THE OWNER'S REPRESENTATIVE SHALL INSPECT THE LANDSCAPING ON A MONTHLY BASIS AND ANY DEAD OR DYING PLANTS (PLANTS THAT EXHIBIT OVER 30% DIE-BACK) SHALL BE REPLACED WITHIN TEN DAYS OF THE INSPECTION. TREES SHALL NOT BE SEVERELY PRUNED, TOPPED, OR POLLARDED. ANY TREES THAT ARE PRUNED IN THIS MANNER SHALL BE REPLACED WITH A TREE SPECIES SELECTED BY, AND SIZE DETERMINED BY THE CITY LANDSCAPE ARCHITECT, WITHIN THE TIMEFRAME ESTABLISHED BY THE CITY AND PURSUANT TO MUNICIPAL CODE.

-
- DO NOT REMOVE SIDE BRANCHES.
- SET LOWER TIE 1/2 DISTANCE BETWEEN TOP TIE AND FINISHED GRADE
- HEIGHT OF STAKES AS REQUIRED TO PROP UP TREE.
- SET ROOTBALL 2" ABOVE FINISHED GRADE.
- 4" PLASTIC GRAFT SET FLUSH W/ FINISH GRADE (TYP. OF 2)
- CURB
- 2"
- FIVE FERTILIZER TABLETS (21 GRAMS, 20-10-5)
- TWO 4" DIA. PVC PERFORATED DRAIN PIPE WITH COVER, MIN. 30" DEEP. FILL IN AND AROUND PIPE WITH 3/4" DRAIN ROCK.
- SCARIFY SIDES AND BOTTOM OF PLANT HOLE. LIGHTLY SCARE SIDES AND BOTTOM OF ROOT BALL JUST PRIOR TO PLANTING.
- (E) DIRT
- EXCAVATE PLANT PIT A MINIMUM OF 2X DIAMETER OF ROOT BALL
- FOUR FLEXIBLE BELT OR RUBBER HOSE TREE TIES. CROSS TIES OVER BEFORE SECURING ONTO STAKES WITH GALVANIZED SCREWS.
- 1" x 4" CROSS BRACE SECURED TO STAKES WITH GALVANIZED SCREWS.
- TWO 3" DIAMETER PRESSURE-TREATED LODGEPOLE PINE STAKES. REMOVE NURSERY STAKES AND FILL HOLE AFTER STAKING. SEE NOTE 5. (GEN. NOTES)
- ARBOR GUARD ALL TREES 4" DIA. 9" HIGH
- MIN. 3" WOOD CHIPS
- 4" WATER BASIN W/ 2" WOOD BARK.
- SIDEWALK
- BACKFILL WITH CLEAN NATIVE SOIL AND SOIL AMENDMENT AS NECESSARY
- SET STAKES 12" MINIMUM INTO UNDISTURBED SOIL.
- SET STAKES PERPENDICULAR TO PREVAILING WIND DIRECTION
- WIND DIRECTION
- STAKE
- BELT
- TREE PIT/STAKING DETAIL
- 2"
- NTS

1. TREE BRANCHES THAT WILL INTERFERE WITH CONSTRUCTION EQUIPMENT SHALL BE PROPERLY PRUNED PRIOR TO BEGINNING CONSTRUCTION. PRUNING SHALL BE KEPT TO A MINIMUM AND COMPLY WITH ACCEPTED HORTICULTURE PRACTICES.
2. FENCING: A PROTECTIVE FENCE SHALL BE PLACED AT THE DRILL LINE OF THE EXISTING TREES BEFORE ANY CONSTRUCTION ACTIVITIES COMMENCE. EXISTING TREES REMAINING SHALL BE PROTECTED BY A 5' HIGH CONSTRUCTION ORANGE TREE PROTECTION FENCE (GRAPEHOPE EQUAL AVAILABLE BY CITY) CONSTRUCTED AT THE DRIP LINE OF TREES. ANY DIRT WHICH SETTLES ON THE TREES AS A RESULT OF GRADING IN THE AREA SHALL BE WASHED OFF ON A DAILY BASIS. THE FENCE SHALL BE MAINTAINED IN GOOD CONDITION UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
3. LIMIT ON ACTIVITIES: THE FOLLOWING ACTIVITIES SHALL NOT OCCUR WITHIN THE FENCED AREAS:
 - A. CHANGES IN GRADE.
 - B. CHANGES IN DRAINAGE.
 - C. SOIL COMPACTION AND GRADING SHALL BE AVOIDED UNDER THE DRILL LINE OF THE TREES. MAINTAIN POSITIVE DRAINAGE AWAY FROM THE TREE.
 - D. PAVING.
 - E. TREESCHINO.
4. PARKING OF VEHICLES OR HEAVY EQUIPMENT, STORAGE OF TOOLS OR OTHER GEAR AND EQUIPMENT, STOCKPILING OF CONSTRUCTION MATERIALS, AND LIMEING SOIL.
5. DUMPING OF ANY LIQUID OR SOLID MATERIAL, SUCH AS CEMENT, OIL, PAINT, OR WATER.
6. FREQUENT SUMMER IRRIGATION.
7. NO STORAGE OF MATERIALS OR EQUIPMENT SHALL OCCUR WITHIN 25 FEET OF THE DRILL LINE OF THE TREES.
8. ALL ROOTS 1" OR LARGER THAT MUST BE SEVERED SHALL BE CUT MANUALLY TO PRODUCE A CLEAN CUT AND TREATED WITH A TREE SEALANT.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING COMPARABLE REPLACEMENT TREES FOR ANY EXISTING TREES THAT ARE FOUND BY THE CITY TO BE IRREPARABLY DAMAGED DUE TO CONSTRUCTION ACTIVITY.
10. IDENTIFICATION: THE DEVELOPER OR CONTRACTOR CARRYING OUT THE WORK ("THE DEVELOPER") SHALL CONTACT THE CITY LANDSCAPE ARCHITECT PARK SUPERVISOR BEFORE BEGINNING ANY CONSTRUCTION WORK ON THE SITE. THE DEVELOPER AND THE CITY LANDSCAPE ARCHITECT SHALL IDENTIFY IN THE FIELD THOSE TREES THAT MAY BE REMOVED AND THOSE TREES THAT ARE TO BE PRESERVED. IN ACCORDANCE WITH THE TREE PRESERVATION PROGRAM,
11. MONITORING: THE CITY LANDSCAPE ARCHITECT AND/OR THE CITY PLANNER SHALL MONITOR COMPLIANCE WITH THESE REQUIREMENTS. THIS MONITORING MAY INCLUDE PERIODIC SITE VISITS. ANY VIOLATION OF THESE REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF AN ON-SITE SUPERVISOR AND THE DEVELOPER, AND SHALL BE CORRECTED BY THE DEVELOPER WITHIN ONE (1) WORKING DAY. IN THE EVENT THAT ONE OR MORE OF THE TREES TO BE PRESERVED IS DAMAGED, THE CITY LANDSCAPE ARCHITECT SHALL BE INFORMED IMMEDIATELY. THE CITY LANDSCAPE ARCHITECT SHALL DETERMINE WHAT STEPS ARE NECESSARY TO PREVENT THE DAMAGE TO TREES. THE DEVELOPER SHALL IMPLEMENT THESE STEPS IN A TIMELY MANNER. IN THE EVENT THAT ONE OR MORE TREES SO DAMAGED CANNOT BE SAVED, THE CITY LANDSCAPE ARCHITECT SHALL DETERMINE APPROPRIATE REIMBURSEMENT.
12. INFORMATION: THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL VENDORS AND SUB-CONTRACTORS AND THEIR EMPLOYEES ARE AWARE OF AND IN COMPLIANCE WITH THESE REGULATIONS.
13. FENCING MAY BE REMOVED FOR THE PRUNING AND FINISH DETAILS OF THE PROJECT.
14. ALL TREES TO REMAIN SHALL BE BRUIGATED/ABRATED AND MAINTAINED AS NECESSARY TO ENSURE SURVIVAL.

NOT TO SCALE



DO SUBMITTAL	10/3
BLDG. SUBMITTAL	
BID SET	
CONTRACT SET	

Δ_1	—
Δ_2	—
Δ_3	—
Δ_4	—
Δ_5	—
Δ_6	—
Δ_7	—
Δ_8	—

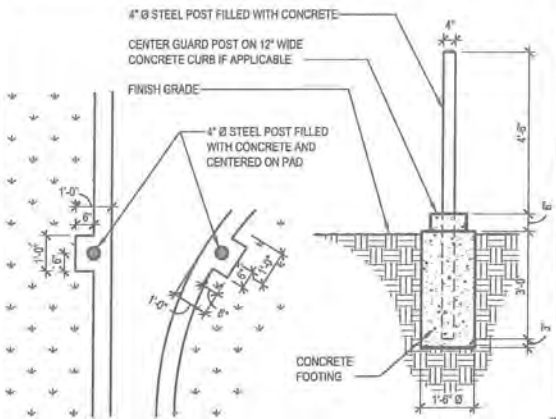
CLIENT
VSK GROUP, LLC
3035 WAVERLEY STREET
PALO ALTO, CA 94306
CONTACT: VISH AGARWAL

PROJECT
NEW RESTAURANT/ RETAIL

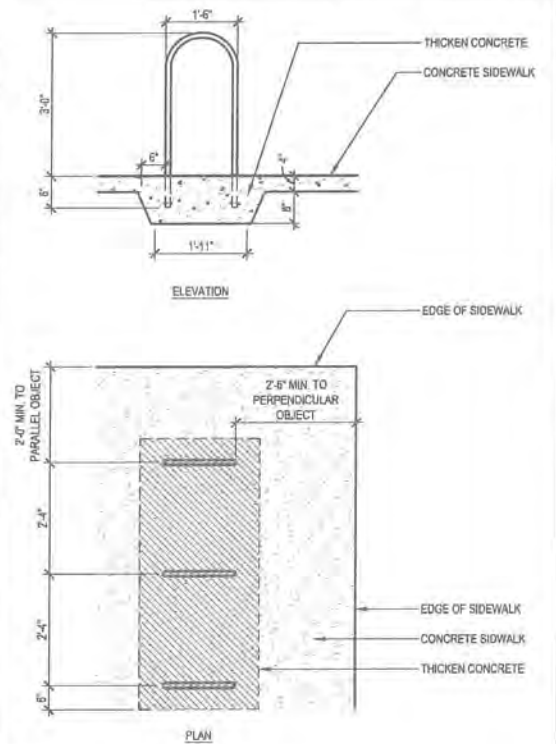
1222 McKEE ROAD
SAN JOSE, CA 95116
PN # D481 - 05 - 024

PLANTING DETAILS

6.1



BOLLARD 3/8" = 1'-0" 18



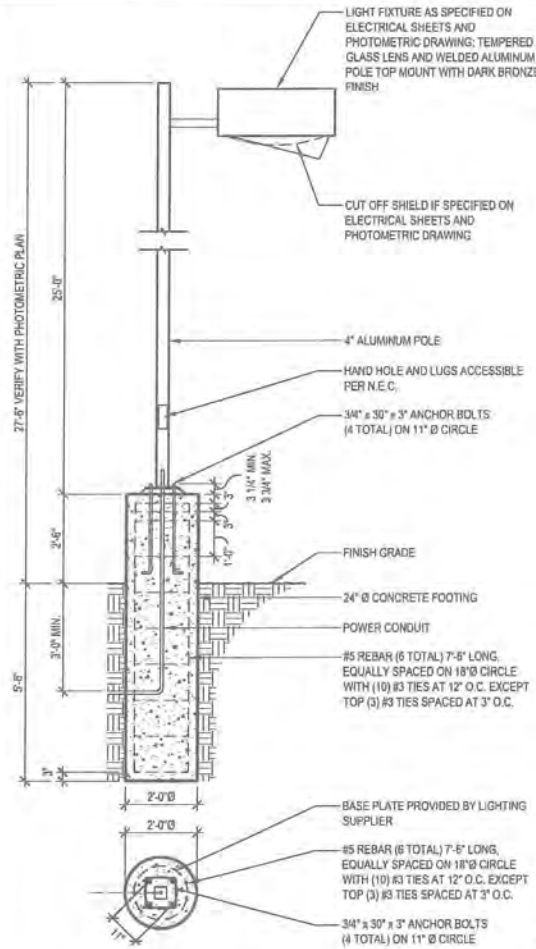
NOTES:
COLOR GALVANIZED STEEL MANUFACTURER COLOR.

FUNCTION FIRST BIKE SECURITY
CORVALLIS, OR 97339

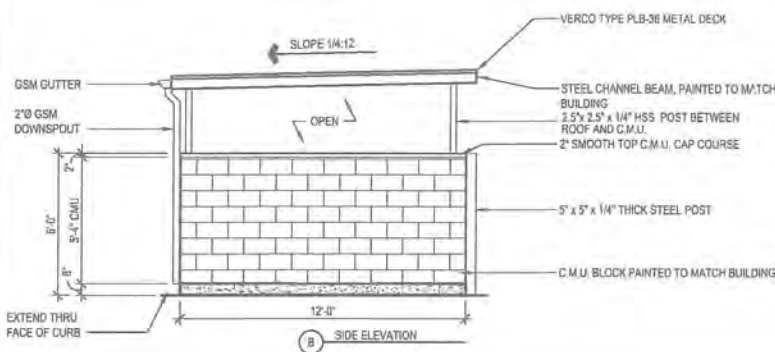
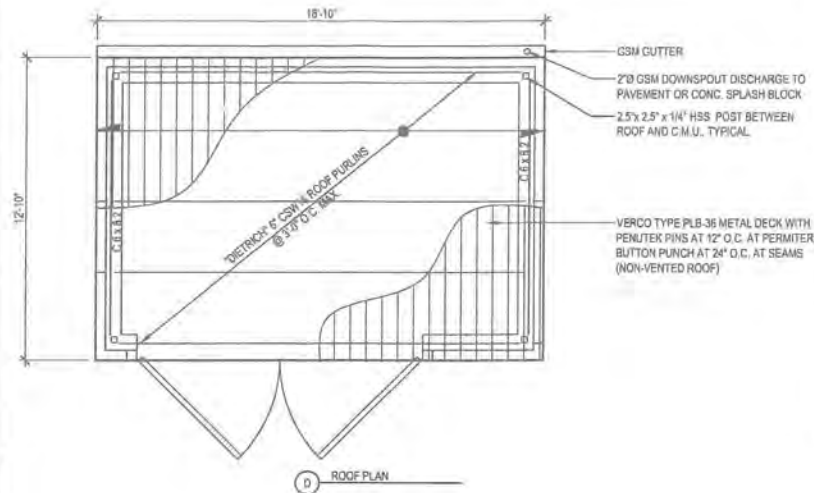
PHONE: (888) 245-3742
FAX: (520) 326-4801

MODEL #: BR8
CAPACITY: 8 BIKES
LENGTH: 72"

BIKE RACKS 1/2" = 1'-0" 20

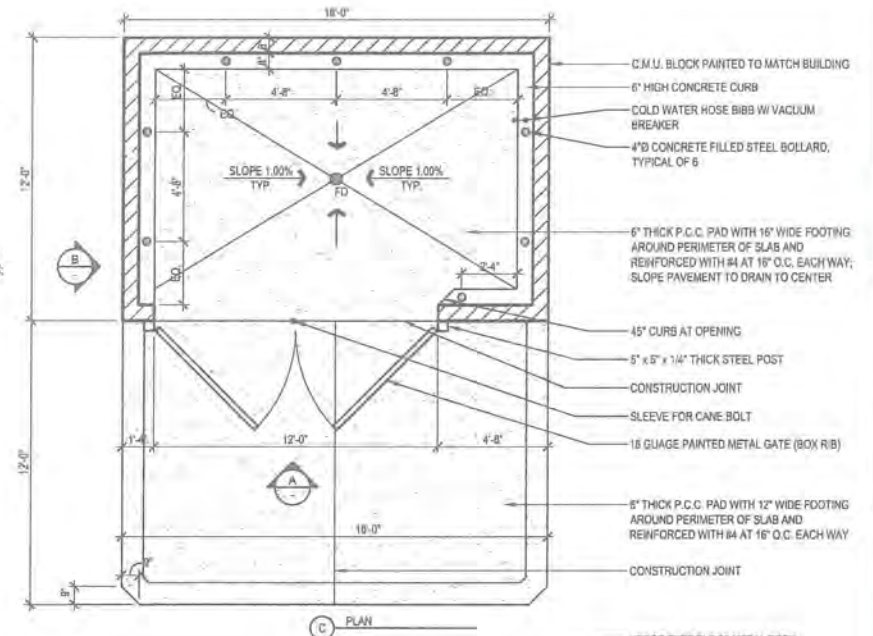


POLE LIGHT 3/8" = 1'-0" 16



NOT USED 11

NOT USED 12



TRASH ENCLOSURE N.T.S. 2

NOT USED 7

NOT USED 8

NOT USED 4



VMI architecture
Design + Planning + Interiors
637 5th Avenue San Rafael, CA 94901
415-451-2500 415-451-2595 fax
www.vmarch.com

VMI JOB NUMBER
1230

RECORD DATES
DD SUBMITTAL 10/31/1
BLDG. SUBMITTAL
BID SET
CONTRACT SET

REVISIONS

CLIENT
VSK GROUP, LLC
3035 WAVERLEY STREET
PALO ALTO, CA 94306
CONTACT: VISH AGARWAL

PROJECT
NEW RESTAURANT/ RETAIL
2122 McKEE ROAD
SAN JOSE, CA 95116
APN # 0481 - 05 - 024

SITE DETAILS
7.0